



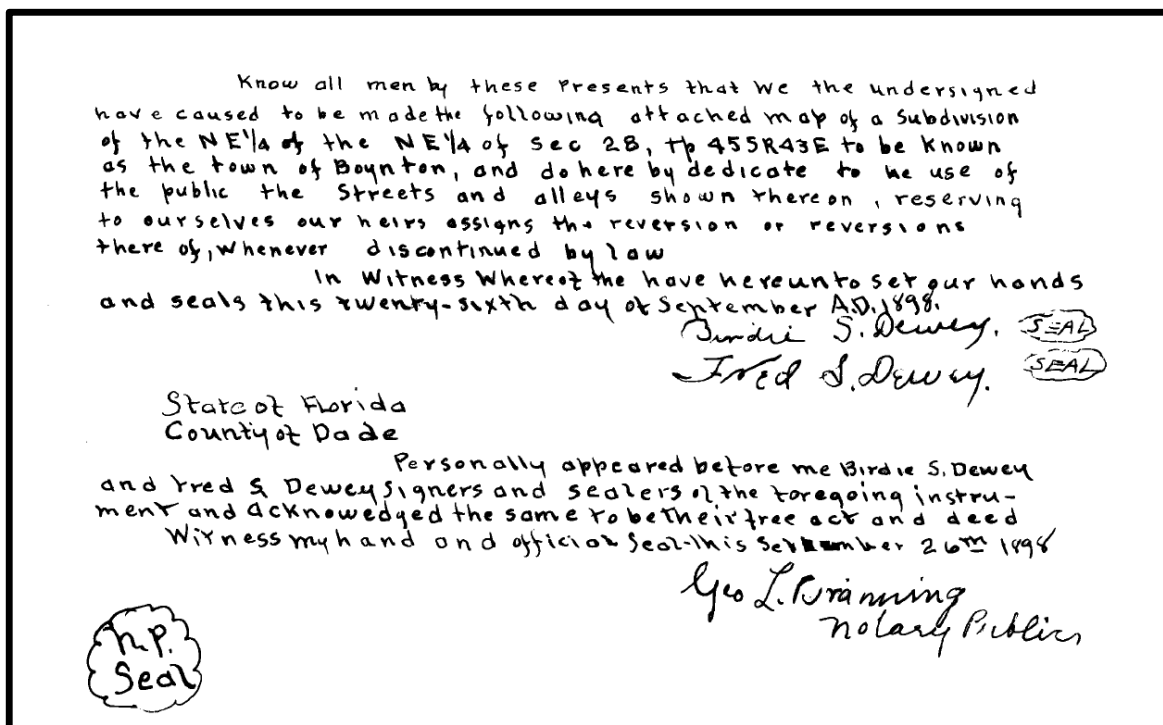
# Town of Boynton

## Brief History of the Land

In the 1880s, the State of Florida deeded thousands of acres to the Florida Coast Line Canal and Transportation Company for construction of the Intracoastal Waterway on Florida's East Coast. The canal company in turn formed the Boston & Atlantic Land Company to sell the land and generate funds for construction. George H.K. Charter bought 160 acres of that land in the area that would become Boynton Beach in 1891 for \$240. He sold it in January 1892 to Byrd Spilman Dewey for \$700. Mrs. Dewey was a prominent writer of the time and grand-niece of President Zachary Taylor.

In 1894, Major Nathan S. Boynton and William S. Linton wanted to purchase lands in the area to start a Michigan colony. Major Boynton purchased land along the beachfront and began to build a house and subsequent hotel and cottages. In 1895, William S. Linton purchased the land on the west side of the canal from Mrs. Dewey and had an agreement to pay her over a four-year period the sum of \$6,000.

In 1897, Mrs. Dewey and her husband Fred were forced to file a foreclosure suit against Linton. In October 1897 the case was settled with the Deweys regained their lands. The Deweys filed the plat for the Town of Boynton September 26, 1898 on 40 acres of land platted into 12 blocks. The first recorded sales occurred December 10, 1897 to Mary E. Murray and Charles W. Pierce. The remaining land were platted as "Dewey's Subdivision" to the north of Ocean Avenue, and as the "Muck Lots" to the south of Ocean Avenue. Here the Deweys had a seven-acre citrus grove.



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Many interesting persons appear in the record. Charles T. Harper bought the Dewey house and adjacent four lots in 1912 as the Deweys were forced to sell due to Mr. Dewey's declining health. Charles' wife was Cora Stickney Harper, a Wellesley graduate and known statewide for her efforts with women's clubs and in the Daughters of the American Revolution movement. She started the Boynton Women's Club in 1909. Joseph L. Borgerhoff was a well-known professor of foreign languages and a friend of the Deweys who wrote many plays in French and wrote a French phrasebook for soldiers in World War I. Annie C. Phipps was the wife of steel tycoon Henry Phipps, Andrew Carnegie's partner in US Steel. She was a dear friend of Mrs. Dewey, and bought all her remaining lots in 1917, probably as a gesture of friendship. R. Freeman Burdine held the mortgage of the Murray family's holdings. The Burdine family founded the chain of department stores that carried their name for many years.

Charles W. Pierce was one of the original "Barefoot Mailmen" and served many years as Boynton's postmaster. Also among the lot owners is William Cox, who served as Boynton's first postmaster in 1896. Cullen Pence and his wife Emma had amassed the most lots, including all of Block 12. His life ended tragically in a gun accident.

John Berk is often listed as "Professor Berk" and wrote an account of his weeks long trek to Boynton on a wagon train that was published around the nation. He was known nationally as a lecturer and used his "magic lantern" (an early slide projector) to show exotic places he had lived and worked such as Hawaii. He raised pineapples in Boynton. In a gesture of goodwill, the Deweys donated two sets of lots for churches – the Methodist church that once stood at Ocean Avenue and the Federal Highway, and other lots for a church that was never built. The Methodist church property was sold in 1925 for \$25,000 to build a large hotel called the Cassandra. A steel framework was erected, but the 1926 and 1928 hurricanes and subsequent land bust caused the hotel to never be completed.

The names below record the first sale of each lot. Many times the lots did not remain in the hands of the original buyer for long, and were sold to subsequent buyers through the years. Some of these lots remain as vacant land to this day.

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## Block 1

Lot	Buyer	Date	Amount	Notes
1	Charles T. Harper	6/20/1912	\$10.00	5 lots and Dewey House (located on lot 1)
2	Charles T. Harper	6/20/1912		
3	Charles T. Harper	6/20/1912		
4	Charles T. Harper	6/20/1912		
5	Charles T. Harper	6/20/1912		
6	Protestant Episcopal Church	6/11/1900	\$1.00	Donation from the Deweys
7	Protestant Episcopal Church	6/11/1900		
8	Otto Schröder	6/27/1901	\$60.00	
9	Otto Schröder	6/27/1901		
10	Albert J. Bowen	6/30/1900	\$70.00	
11	Isaac Funk	12/10/1897	\$176.00	Included other land
12	Isaac Funk	12/10/1897		
13	Isaac Funk	12/10/1897		
14	Isaac Funk	12/10/1897		

## Block 2

Lot	Buyer	Date	Amount	Notes
2	Maggie Collins	6/24/1908	\$25.00	
3	Annie & John Berk	6/2/1903	\$150.00	Included other land
4	Annie C. Phipps	3/13/1917	\$10.00	Included other land
5	Albert H. King	11/20/1912	\$550.00	Included other land
6	Mary D. Neeley	5/6/1901	\$375.00	Included other land
7	Mary D. Neeley	5/6/1901		
8	Protestant Episcopal Church	12/6/1911	\$1.00	Lots were traded for the lots in block 1 (church was never built)
9	Protestant Episcopal Church	12/6/1911		
10	Protestant Episcopal Church	12/6/1911		
11	Robert S. Merritt	5/22/1899	\$35.00	
12	Benjamin Hilliard	12/11/1911	\$80.00	
13	Benjamin Hilliard	12/11/1911		

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## Block 3

Lot	Buyer	Date	Amount	Notes
1	Jesse Bennett	4/21/1911	\$55.00	
2	Jesse Bennett	4/21/1911		
3	Jesse Bennett	4/21/1911		
4	Robert Rousseau	6/17/1902	\$650.00	Included other lands
5	Robert Rousseau	6/17/1902		
6	Robert Rousseau	6/17/1902		
7	Joseph A. Borgerhoff	9/3/1902	\$50.00	
8	Joseph A. Borgerhoff	9/3/1902		
9	William Goolden	5/28/1908	\$55.00	
10	William Goolden	5/28/1908		
11	Philip R. Eldridge	6/4/1908	\$50.00	
12	Philip R. Eldridge	6/4/1908		
13	Annie C. Phipps	3/23/1917	\$10.00	
14	Annie C. Phipps	3/23/1917		

## Block 4

Lot	Buyer	Date	Amount	Notes
1	John P. Cromer	11/29/1901	\$50.00	
2	John P. Cromer	11/29/1901		
3	Andrew Freedlund	8/1/1902	\$65.00	
4	Andrew Freedlund	8/1/1902		
5	Andrew Freedlund	8/1/1902		
6	Andrew Freedlund	8/1/1902		
7	Emma Pence	6/6/1906	\$370.00	Included other land
8	Emma Pence	6/6/1906		
9	William Otis	6/20/1902	\$550.00	Included other land
10	William Otis	6/20/1902		
11	William Otis	9/3/1902	\$50.00	
12	William Otis	9/3/1902		
13	William Guthrie	5/22/1901	\$50.00	
14	William Guthrie	5/22/1901		

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## Block 5

Lot	Buyer	Date	Amount	Notes
2	Florida East Coast Railway	7/27/1905	\$40.00	
3	Florida East Coast Railway	7/27/1905		
4	Albert H. King	6/25/1912	\$550.00	Included other lands
5	Albert H. King	6/25/1912		
6	Yallahs L. Pierce	4/29/1911	\$1.00	
7	Jacob Warringer	9/28/1898	\$1.00	
8	Charles W. Pierce	9/7/1901	\$25.00	
9	Charles E. Earnest	10/3/1901	\$50.00	
10	Charles B. Mayberry	6/2/1902	\$50.00	
11	Charles B. Mayberry	6/2/1902		

## Block 6

Lot	Buyer	Date	Amount	Notes
1	John H. Knight	5/26/1910	\$150.00	
2	John H. Knight	5/26/1910		
3	John H. Knight	5/26/1910		
4	Alice M. Gardner	6/13/1902	\$550.00	Included other lands
5	Flora Bowen	9/28/1903	\$75.00	
6	Flora Bowen	9/28/1903		
7	Flora Bowen	9/28/1903		
8	M.B. Lyman	7/3/1899	\$100.00	
9	Ella Cox	4/3/1898	\$425.00	Included other lands
10	Ella Cox	4/3/1898		
11	William H. Cox	6/6/1903	\$350.00	Included other lands
12	J.J. Schabinger (trustee)	12/14/1908	\$1.00	Methodist Church donation
13	J.J. Schabinger (trustee)	12/14/1908		
14	J.J. Schabinger (trustee)	12/14/1908		

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## Block 7

Lot	Buyer	Date	Amount	Notes
1	Cornelia Kapp	6/12/1901	\$50.00	
2	Cornelia Kapp	6/12/1901		
3	Nathan S. Boynton	6/14/1905	\$25.00	
4	George Rowley	7/9/1901	\$25.00	
5	Nathan S. Boynton	5/16/1905	\$125.00	Included lots 8-14
6	Alice M. Gardner	2/3/1899	\$600.00	Included other land
7	Alice M. Gardner	2/3/1899		
8	Nathan S. Boynton	5/16/1905	\$110.00	
9	Nathan S. Boynton	5/16/1905		
10	Nathan S. Boynton	5/16/1905		
11	Nathan S. Boynton	5/16/1905		
12	Nathan S. Boynton	5/16/1905		
13	Nathan S. Boynton	5/16/1905		
14	Nathan S. Boynton	5/16/1905		
**	B. Hodges/F. Ward	8/24/1924	\$10.00	Jessamine St. Between Lake Ave. and Palmetto Street

## Block 8

Lot	Buyer	Date	Amount	Notes
1	Yallahs L. Pierce	5/23/1901	\$50.00	
2	Charles W. Pierce	12/10/1897	\$251.00	Included other land
3	Isaac R. Funk	10/4/1901	\$25.00	
4	Isaac R. Funk	7/24/1903	\$25.00	
5	Fayette J. Hall	6/6/1903	\$250.00	Included other land
6	Charles E. Hall	6/6/1903	\$250.00	Included other land
7	Ole Larson	1/4/1904	\$60.00	Includes lots 7, 8 and 10
8	Ole Larson	1/4/1904		
9	Ole Larson	6/1/1900	\$250.00	Included other land
10	Ole Larson	1/4/1904		
11	Cullen Pence	6/7/1901	\$45.00	
12	Cullen Pence	6/7/1901		

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## Block 9

Lot	Buyer	Date	Amount	Notes
1	May N. Hall	6/14/1902	\$250.00	Included other lands
2	Myron D. Hall	5/30/1902	\$250.00	Included other lands
3	Emma W. Pence	6/6/1906		
4	Emma W. Pence	6/6/1906		
5	Charles W. Pierce	7/27/1904	\$50.00	
6	Charles W. Pierce	7/27/1904		
7	Mrs. E. D. Bartram	8/11/1912	\$65.00	
8	Mrs. E. D. Bartram	8/11/1912		
9	Anworth W. Jackson	3/6/1901	\$50.00	(sold to H.M. Flagler)
10	Anworth W. Jackson	3/6/1901		
11	James McKay	11/6/1906	\$20.00	
12	James McKay	8/9/1906	\$25.00	
13	Annie C. Phipps	3/13/1917	\$10.00	Included other lands
14	Gertrude Smith	8/9/1906	\$75.00	
15	Gertrude Smith	8/9/1906		
16	Gertrude Smith	8/9/1906		

## Block 10

Lot	Buyer	Date	Amount	Notes
1	William Smith	9/26/1904	\$50.00	
2	William Smith	9/26/1904		
3	Annie Phipps	3/13/1917	\$10.00	Lots 3-9
4	Annie Phipps	3/13/1917		
5	Annie Phipps	3/13/1917		
6	Annie Phipps	3/13/1917		
7	Annie Phipps	3/13/1917		
8	Annie Phipps	3/13/1917		
9	Annie Phipps	3/13/1917		
10	Ida McGinley	12/19/1903	\$25.00	
11	Horace B. Murray	12/19/1903	\$25.00	
12	Horace B. Murray	6/12/1925	\$54.94	Tax deed
13	Mary E. Murray	6/20/1904	\$65.00	Included other lands
14	Mary E. Murray	6/20/1904		
15	Horace B. Murray	9/14/1898	\$250.00	Included other lands mortgage was held by R. Freeman Burdine
16	Mary E. Murray	12/10/1897	\$251.00	Included other lands



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## Block 11

Lot	Buyer	Date	Amount	Notes
1	Cullen Pence	5/17/1899	\$60.00	
2	Cullen Pence	5/17/1899		
3	Cullen Pence	5/17/1899		
4	Bert L. Kapp	8/16/1905	\$65.00	
5	Bert L. Kapp	12/10/1898	\$251.00	Included other lands
6	Bert L. Kapp	8/16/1905	\$65.00	
7	Mary E. Murray	6/20/1904	\$65.00	
8	Mary E. Murray	6/20/1904		
9	Mary E. Murray	6/20/1904		
10	Cullen Pence	6/5/1901	\$25.00	
11	Cullen Pence	6/5/1901		
12	Cullen Pence	6/5/1901		

## Block 12

Lot	Buyer	Date	Amount	Notes
1	Cullen Pence	6/6/1906	\$1.00	
2	Cullen Pence	6/6/1906		
3	Cullen Pence	6/6/1906		
4	Cullen Pence	6/6/1906		
5	Cullen Pence	6/6/1906		
6	Cullen Pence	6/6/1906		
7	Cullen Pence	6/6/1906		
8	Cullen Pence	6/6/1906		
9	Cullen Pence	6/6/1906		
10	Cullen Pence	6/6/1906		
11	Cullen Pence	6/6/1906		
12	Cullen Pence	6/6/1906		
*	Cullen Pence	12/14/1906	\$1.00	Part Jessamine & Alley